



SPECIAL MEETING AGENDA
CITY PLAN COMMISSION
May 13, 2020
Public Hearing: 10:00 am

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ee90b0e52ca69cf26a320f07059eab8d9>

Meeting/Access Code: 627 418 636

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 627 418 636

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on May 12, 2020. To sign up, either contact Mary Elliott at Mary.Elliott@fortworthtexas.gov or 817-392-7844 or register through WebEx in accordance with the directions set out on the City's website above.**

COMMISSION MEMBERS

Vicky Schoch, CD 1
Timothy Bishop, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5
Stephanie Spann, Alternate
Josh Lindsay, Alternate

Armard Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Matthijs Melchior, Alternate

I. PUBLIC HEARING: 10:00 A.M.

- A. **CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF April 22, 2020 MEETING MINUTES**
- D. **APPROVAL OF PREVIOUSLY RECORDED FINAL PLATS**
- E. **CONTINUED CASE (1)**

1. VA-20-001 Vacation of a Portion of Erath Street and a Portion of Oak Hill Street (Continuance Request): Council District 8.

- a. Being a vacation of a portion of Erath Street and a portion of Oak Hill Street as dedicated by Glen Park, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-I, Page 60, PRTCT located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Mansfield Highway, south of Algerita Street, east of Nolan Street and west of Shackelford Street.
- c. Applicant: ASFW Apartments LP.
- d. Applicant Requests: Approval of the requested 30-day continuance to the June 11, 2020, City Plan Commission meeting.
- e. DRC Recommends: Approval of the requested 30-day continuance to the June 11, 2020, City Plan Commission meeting.

F. NEW CASES (3)

2. FS-20-051 10507 SR Addition (Continuance Request): Two Commercial Lots. ETJ – Denton County.

- a. Being a 17.810 acre tract of land in the Charles Tydings Survey, Abstract No. 1276, Denton County, Texas.
- b. General Location: South of Sam Reynolds Road, east of Hannah Lane, north of Tydings Road, and west of FM 157.
- c. Applicant: Sycamore Leaf Investments/ 10507 SR, LLC.
- d. Applicant Requests: Approval of the requested 30-day continuance to the June 10, 2020 City Plan Commission meeting.
- e. DRC Recommends: Approval of the requested 30-day continuance to the June 10, 2020 City Plan Commission meeting.

3. **PP-20-011 Camden Estates (Continuance Request): 43 Single Family Detached Lots, Six Private Open Space Lots and One Industrial Lot. Council District 6.**

- a. Being 62.29 acres located in the Hiram Little Survey, Abstract No. 930, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North and west of South Oak Grove Road and south of Rendon Crowley Road.
- c. Applicant: SHG Land Investments of Fort Worth, Ltd.
- d. Applicant Requests: Approval of the requested 30-day continuance to the June 10, 2020 City Plan Commission meeting.
- e. DRC Recommends: Approval of the requested 30-day continuance to the June 10, 2020 City Plan Commission meeting.

4. **PP-20-016 West Fork Ranch Townhomes: 64 Single Family Attached Lots and Two Private Open Space Lots. Council District 7.**

- a. Being 24.647 acres located in the Milly Gilbert Survey, Abstract No. 565, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Basswood Boulevard, east of Arroyo Verde Trail and west of Horseman Road.
- c. Applicant: Pulte Homes of Texas LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of the requested Subdivision Ordinance waivers: 1) to permit a block face exceeding the maximum allowed 1,320 feet for Block 2 along the extension of Rio Costilla Road; 2) to permit a residential development with an internal connectivity index of 1.0; and 3) to permit 64 lots less than 50 feet in width with front entry access.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested Subdivision Ordinance waivers to permit a block face exceeding the maximum allowed 1,320 feet for Block 2 along the extension of Rio Costilla Road and to permit a residential development with an internal connectivity index of 1.0.

DRC Recommends: Denial of the requested Subdivision Ordinance waiver to permit 64 lots less than 50 feet in width with front entry access.

F. CONSTRUCTION PLANS (12)

5. IPRC20-0046 Rainbow Ridge Phase 2A: Council District 6.

- a. Being approximately 17.92 acres situated in the John H. Duncan, Abstract No. 398 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Rainbow Ridge (PP-02-011).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Crowley Cleburne Road (County Rd. 1075) and west of Poynter Street.
- d. Applicant: Impression Homes.
- e. Applicant Requests: Approval of the construction plans for Rainbow Ridge Phase 2A.
- f. City Staff Recommends: Disapproval of the construction plans for Rainbow Ridge Phase 2A.

6. IPRC20-0048 901 W. Vickery Blvd. Paving Improvements: Council District 9.

- a. Being a final recorded plat of Lot 1, Block 5-R, Jennings South Addition located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of paving and street light improvements located east of South Adams Street and west of College Street.
- d. Applicant: M2G Ventures.
- e. Applicant Requests: Approval of the construction plans for 901 W. Vickery Blvd. Paving Improvements.
- f. City Staff Recommends: Disapproval of the construction plans for 901 W. Vickery Blvd. Paving Improvements.

7. IPRC20-0050 Feather Grass Lane & ATC: Council District 4.

- a. Being approximately 3.565 acres situated in the WM. McCowen Survey, Abstract No. 999 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Alliance Town Center (PP-15-007).
- c. Description of Work: Public infrastructure consisting of storm drain, paving, and street light improvements located east of North FWY (I-35) and west of North Riverside Dr.
- d. Applicant: Hillwood Alliance Services, LLC.
- e. Applicant Requests: Approval of the construction plans for Feather Grass Lane & ATC.
- f. City Staff Recommends: Disapproval of the construction plans for Feather Grass Lane & ATC.

8. IPRC20-0051 Dustrol Water and Sewer Improvements: Council District 7.

- a. Being a final recorded plat of Lot 4, Block 1, One 14 Subdivision located in the City of Fort Worth, Denton County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water and sanitary sewer improvements located north of State Highway 114 Service Road and west of Double Eagle Blvd.
- d. Applicant: Dustrol, Inc.
- e. Applicant Requests: Approval of the construction plans for Dustrol Water and Sewer Improvements.
- f. City Staff Recommends: Disapproval of the construction plans for Dustrol Water and Sewer Improvements.

9. **IPRC20-0052** **Copper Creek Phase 4A: Council District 7.**

- a. Being approximately 31.114 acres situated in the George Matthews Survey, Abstract No. 1078 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Copper Creek (PP-14-140).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Pepper Grass Drive and east of G.C. & S.F. Railway.
- d. Applicant: Copper Creek 232 Holdings, LP.
- e. Applicant Requests: Approval of the construction plans for Copper Creek Phase 4A.
- f. City Staff Recommends: Disapproval of the construction plans for Copper Creek Phase 4A.

10. **IPRC20-0053** **Copper Creek Phase 4: Council District 7.**

- a. Being approximately 45.566 acres situated in the George Matthews Survey, Abstract No. 1078 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Copper Creek (PP-14-140).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Heritage Trace Parkway and west of Copper Crossing Drive.
- d. Applicant: Copper Creek 232 Holdings, LP.
- e. Applicant Requests: Approval of the construction plans for Copper Creek Phase 4.
- f. City Staff Recommends: Disapproval of the construction plans for Copper Creek Phase 4.

11. IPRC20-0054 Alliance Center East Sanitary Sewer Phase 2: Council District 7.

- a. Being approximately 3.241 acres situated in the A.C. Warren Survey, Abstract No. 1687 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Alliance Crossing (PP-18-004).
- c. Description of Work: Public infrastructure consisting of sanitary sewer improvements located north of Westport Parkway and east of North FWY (I-35).
- d. Applicant: Hillwood Alliance Services, LLC.
- e. Applicant Requests: Approval of the construction plans for Alliance Center East Sanitary Sewer Phase 2.
- f. City Staff Recommends: Disapproval of the construction plans for Alliance Center East Sanitary Sewer Phase 2.

12. IPRC20-0055 Barber Tract: ETJ – Parker and Tarrant Counties.

- a. Being approximately 107.565 acres situated in the Stancil Cobb Survey, Abstract No. 270, the Henry Lane Survey, Abstract 926, and the I & G.N. RR. Co. Survey, Abstract Number 2224, Tarrant County, Texas and the J.F. Gomer Survey, Abstract Number 497, and the Stancil Cobb Survey, Abstract Number 222, Parker County, Texas.
- b. Preliminary Plat: Barber Tract (PP-18-080).
- c. Description of Work: Public infrastructure consisting of paving and storm drain improvements located north of Westport Parkway and east of North FWY (I-35).
- d. Applicant: Hawkins Custom Homes.
- e. Applicant Requests: Approval of the construction plans for Barber Tract.
- f. City Staff Recommends: Disapproval of the construction plans for Barber Tract.

13. IPRC20-0056 Trails of Elizabeth Creek Phase 3: Council District 7.

- a. Being approximately 29.763 acres situated in the John F. Day Survey, Abstract No. 384 located in the City of Fort Worth, Denton County, Texas.
- b. Preliminary Plat: Trails of Elizabeth Creek (PP-16-062).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located east of Charing Cross Road and north of Croxley Pass.
 - a. Applicant: Forestar (USA) Real Estate Group.
 - b. Applicant Requests: Approval of the construction plans for Trails of Elizabeth Creek Phase 3.
 - c. City Staff Recommends: Disapproval of the construction plans for Trails of Elizabeth Creek Phase 3.

14. IPRC20-0058 Ventana Phase 5A: Council District 3.

- a. Being approximately 25.064 acres situated in the D.T. Finley Survey, Abstract No. 1903 and the W. Atkins Survey, Abstract No. 1961 located in the City of Fort Worth, Denton County, Texas.
- b. Preliminary Plat: Ventana (PP-18-064).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located southwest of Oates Branch Lane and Parkway and Joplin Blues Lane.
- d. Applicant: PMV Ventana Developer, LLC.
- e. Applicant Requests: Approval of the construction plans for Ventana Phase 5A.
- f. City Staff Recommends: Disapproval of the construction plans Ventana Phase 5A.

15. IPRC20-0059 Ventana Phase 3B: Council District 3.

- a. Being approximately 29.360 acres situated in the D.T. Finley Survey, Abstract No. 1903 and the S.A. & M.G. R.R. Co. Survey, Abstract No. 1479 located in the City of Fort Worth, Denton County, Texas.
- b. Preliminary Plat: Ventana (PP-18-064).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Castle Peak Bend and west of Cypress Willow Bend.
- d. Applicant: Meritage Homes of Texas, LLC.
- e. Applicant Requests: Approval of the construction plans for Ventana Phase 3B.
- f. City Staff Recommends: Disapproval of the construction plans Ventana Phase 3B.

16. IPRC20-0060 Everman Industrial Development: Council District 8.

- a. Being approximately 63.610 acres being a part of Block 8, Carter Industrial Park, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in volume 388-31, Page 52, PRTCT and being a replat of part of Lot 4, Block 8, Carter Industrial Park, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in instrument No. D217277915, OPRTCT.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water and paving improvements located north of Joel East Road and west of Oak Grove Road.
- d. Applicant: Bandera Ventures.
- e. Applicant Requests: Approval of the construction plans Everman Industrial Development.
- f. City Staff Recommends: Disapproval of the construction plans for Everman Industrial Development.

G. WRITTEN RESPONSES (2)

17. IPRC20-0034 East Powell Townhomes (Written Response): Council District 8.

- a. Being a dedicated public right-of-way located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, and paving improvements east of Riverside Dr. and west of Belzise Terrace.
- d. Applicant: The Peak Group.
- e. Applicant Requests: Approval of the construction plans for East Powell Townhomes.
- f. City Staff Recommends: Disapproval of the construction plans for East Powell Townhomes.

18. IPRC20-0035 Trails of Elizabeth Creek Phase 8 (Written Response): Council District 7.

- a. Being approximately 28.692 acres situated in the John F. Day Survey, Abstract No. 384 and Alfred M. King Survey, Abstract No. 710 located in the City of Fort Worth, Denton County, Texas.
- b. Preliminary Plat: Trails of Elizabeth Creek (PP-16-062).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located south of Wilmott Terrace and Redgrave Drive.
- d. Applicant: Forestar (USA) Real Estate Group, Inc.
- e. Applicant Requests: Approval of the construction plans for Trails of Elizabeth Creek Phase 8.
- f. City Staff Recommends: Disapproval of the construction plans for Trails of Elizabeth Creek Phase 8.

G. OTHER MATTERS OF BUSINESS (3)

19. FS-18-084 Texas and Pacific Railway Company's Addition, Lots 14R1 and 14R2, Block 1 (Time Extension): Council District 9.

- a. Being a replat of Lot 14R, Block 1 of Texas Pacific Railway Company's Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Instrument No. D216233024, of the Official Public Records of Tarrant County, Texas and being a part of the J.M.C. Lynch Survey, Abstract No. 955, the S.G. Jennings Survey, Abstract No. 844, and the George Shields Survey, Abstract No. 1402, situated in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of West Freeway, south of Lancaster Avenue and west of Summit Avenue.
- c. Applicant: ASFW Apartments LP.
- d. Applicant Requests: Approval of the requested 120-day extension of the expiration of the final plat to October 18, 2020.
- e. DRC Recommends: Approval of the requested 120-day extension of the expiration of the final plat to October 18, 2020.

20. PP-18-004 Alliance Crossing (Time Extension): Council District 7.

- a. Being approximately 220 acres in the Alec C. Warren Survey, Abstract Number 1687; the Ireneus Neace Survey, Abstract 1160; and Jonathon Evans Survey, Abstract 470, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Westport Parkway, east of North Freeway (IH-35), south of Eagle Parkway, and west of Old Denton Road.
- c. Applicant: AIL Investment, LP.
- d. Applicant Requests: Approval of a one-year extension of the expiration date of the Alliance Crossing preliminary plat (PP-18-004) to May 13, 2021.
- e. DRC Recommends: Approval of a one-year extension of the expiration date of the Alliance Crossing preliminary plat (PP-18-004) to May 13, 2021.

21. **OMB Non-FEMA Flood Risk Area Policy Presentation: All Council Districts.**

Presentation to the City Plan Commission; no action required.

- a. Prior to taking policy recommendations to City Council, Staff will share the conclusions of the multi-year policy development effort including recommendations and resulting ordinance updates, implications, stakeholder engagement, and implementation timeline.
- b. Applicant: City of Fort Worth

Adjournment: ____

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Friday, May 08, 2020 at 1:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser